

WADE B. SCRUGGS, ET UX, GRANTORS

TO

DR. JAMES M. PORTER, GRANTEE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, WADE B. SCRUGGS and wife, BEULAH L. SCRUGGS, do hereby sell, convey and warrant to DR. JAMES M. PORTER the land lying and being situated in the Town of Hernando, DeSoto County, Mississippi, described as follows, to-wit:

0.22 acres, more or less, located in the Town of Hernando, in Section 18, Township 3, Range 7 West, of Chickasaw Cession, more particularly described as follows: COMMENCING at the intersection of the East right of way line of the Illinois Central Gulf Railroad and the north right of way line of Holly Springs Street in the Town of Hernando; thence north 47 deg. 15 min. 00 sec. West 150.50 feet along the east right of way line of the Illinois Central Gulf Railroad to a one half inch rebar set being the point of beginning of the described tract; thence continuing north 47 deg. 15 min. 00 sec. west 82.30 feet along said right of way line to a one inch iron pipe found; thence north 06 deg. 15 min. 00 sec. west 100.50 feet to a point in the west right of way of Mt. Pleasant Street; thence along the west right of way line of Mt. Pleasant Street with the following calls: with circular curve to the left which has a central angle of 29 deg. 00 min. 32 sec., a radius of 163.76 feet an arc length of 82.91 feet South 67 deg. 12 min. 30 sec. east 78.30 feet to a PK nail set; thence south 41 deg. 06 min. 00 sec. west 100.50 feet to the point of beginning.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities; and to subdivision and zoning regulations in effect in the Town of Hernando, DeSoto County, Mississippi.

Possession is given upon delivery of this deed, with taxes for 1984 to be prorated.

WITNESS our signatures, this the 23rd day of July, 1984.

Wade B. Scruggs
WADE B. SCRUGGS
Beulah L. Scruggs
BEULAH L. SCRUGGS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, the within named WADE B. SCRUGGS and wife, BEULAH L. SCRUGGS, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 23rd day of July, 1984.

My commission expires:

8/6/86

Ernie E. McIngvale
NOTARY PUBLIC

GRANTORS: 535 N.E. Holly Springs, Hernando, MS 38632

GRANTEE: 112 Mt. Pleasant, Hernando, MS 38632

Filed @ 3:35 P.M., July 23, 1984
Recorded in Book 172 Page 476
H. G. Ferguson, Clerk